

EPA Region 7 College & University Forum

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Residential Lead-Based Paint Hazard Reduction Act of 1992

**40 CFR Part 745 — Lead-Based Paint Poisoning Prevention in
Certain Residential Structures**

- Subpart D – Lead-Based Paint Hazards (403)
Effective Date: March 6, 2001
- Subpart E – Residential Property Renovation (406)
Effective Date: June 1, 1999



Residential Lead-Based Paint Hazard Reduction Act of 1992

[continued]

- Subpart F – Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property (1018)

Effective Date: September 6 and December 6, 1996

- Subpart L – Lead-Based Paint Activities Training, Certification and Work Practice Standards (402)

Effective Date: March 1, 2000



Applicability to Universities & Colleges

- **Target Housing** - Any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (w/o child < 6) or any 0-bedroom dwelling. **examples: University owned student apartments, married student housing, and faculty housing** (402, 403, 406, 1018)



Applicability to Universities & Colleges [continued]

- **Child Occupied Facility** - a building, or portion of a building, constructed prior to 1978, visited regularly by a child 6 years of age or under, and the combined annual visits last at least 60 hours. **examples: Daycares and preschools in university owned facilities (402, 403)**



Sale or Lease of Target Housing (1018)

- **Affected Parties:** Those involved (Agents, sellers, and lessors) in the sale or lease of target housing
- **Exception:** Short-term lease of ≤ 100 days; Leases in certified “lead-based paint free housing”; Lease renewals where previous disclosure occurred; Foreclosure sales



Sale or Lease of Target Housing (1018) [continued]

Seller or Lessor must (prior to obligation):

- Provide lead information pamphlet
- Disclose known information
- Provide available records and reports
- Give inspection opportunity (buyers only)
- Complete disclosure forms
- Retain records 3 years



Renovation of Target Housing (406)

- **Affected Parties:** those compensated for renovations of target housing disrupting $> 2 \text{ ft}^2$ of paint per component
- **Exception:** Abatements; Minor repair/maintenance disturbing $< 2 \text{ ft}^2$ per component; Emergency renovations; Components certified as being free of lead-based paint



Renovation of Target Housing (406) [continued]

Landlord/Property Manager/Contractor must:

- Provide lead info pamphlet within 60 days prior to renovation
- Get a signed acknowledgment of pamphlet, certified mail receipt, or self certify delivery
- Notify each unit of intended renovation in common area and make pamphlet available
- Prepare statement describing notification procedure in common area
- Retain records 3 years



Inspection, Risk Assessment, or Abatement of Target Housing or Child Occupied Facilities (402)

Affected Parties: Individuals and firms engaged in lead-based paint activities (abatement, inspection, risk assessment)

- Individuals and firms must be certified to conduct lead-based paint activities in target housing and child occupied facilities
- Training providers must be accredited to offer lead-based paint activity courses for abatement, inspection, and risk assessment
- Retain records for 3 years

